

**1ST QUARTER
2004**

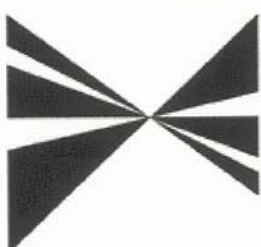
A QUARTERLY
SUMMARY ON IGR
SUBMITTALS AND
DEVELOPMENT
ACTIVITY IN THE
SCAG REGION

FOR THE 1ST QUARTER
OF 2004, SCAG'S
IGR SECTION
RECEIVED, LOGGED
AND REVIEWED OVER
190 DOCUMENTS FOR
A VARIETY OF
PROJECTS, PROGRAMS
AND PLANS WITHIN THE
SIX COUNTY SCAG
REGION.

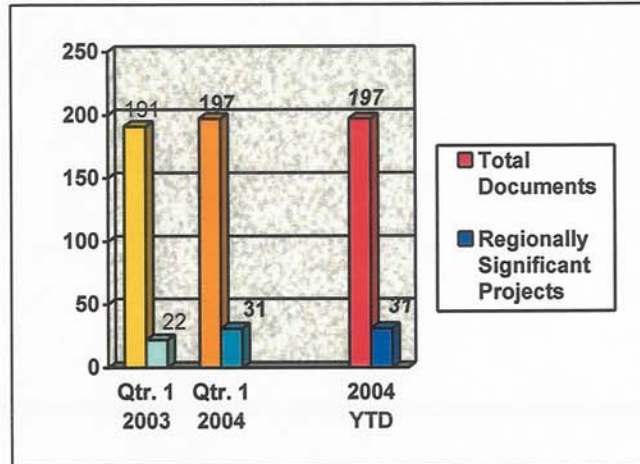
ON AVERAGE, SCAG'S
IGR SECTION
RECEIVES OVER 650
DOCUMENTS EACH
YEAR.

IN THIS ISSUE:
IGR
YEAR 2003
ACTIVITY SUMMARY
PAGE 8

SOUTHERN CALIFORNIA

ASSOCIATION OF
GOVERNMENTS**IGR BULLETIN - 2004****1ST QUARTER – 2004: IGR ACTIVITY SUMMARY**

For the 1st Quarter of 2004, SCAG's Intergovernmental Review (IGR) Section received, logged and reviewed 197 documents for a variety of projects, programs and plans within the six County SCAG region. This is a small decrease in the number of documents received for the same month last year. In addition, there is a decrease in the number of regionally significant projects.



On average, SCAG's IGR Section receives over 650 documents each year. The graph on the left illustrates the number of total documents received and the number of regionally significant projects. The following is a summary of development activity for the 1st Quarter of 2004.

- More than half of the documentation received for this month was from Los Angeles, Orange and Riverside Counties. The documentation was for projects related to public facilities and residential projects.

Of the total documentation received, information also included 57 development projects related to commercial, industrial and residential activity. Of that total, nine projects are of regional significance. The table below shows each development type with its potential square footage and number of dwelling units. A map on page 6 shows the general location of each development type.

DEVELOPMENT TYPES	REG. SIGNIFICANT PROJECTS	NON. SIGNIFICANT PROJECTS	TOTAL SF / DU
COMMERCIAL	0 SF	995,662 SF	995,662 SF
INDUSTRIAL	0 SF	240,623 SF	240,623 SF
	0 SF	50,500 SF	50,500 SF
MIXED-USE	0 DU	362 DU	362 DU
OFFICE	750,000 SF	0 SF	750,000 SF
RESIDENTIAL	35,338 DU	3,077 DU	38,465 DU

- COMMERCIAL:** Staff received documentation on seven commercial projects. These projects represent a development potential of 995,662 square feet of commercial floor space. No commercial projects of regional significance were received. The majority of the proposed new commercial floor space will be developed in Los Angeles County.
- INDUSTRIAL:** Staff received documentation on three industrial projects. These projects represent a development potential of 240,623 square feet of industrial floor area. No industrial projects of regional significance were received. The majority of the proposed new industrial floor area will be developed in Ventura County.
- MIXED-USE:** Staff received documentation on three mixed-use projects. These projects represent a development potential of 362 residential units along with 50,500 square feet of commercial/retail space. No mixed-use projects of regional significance were received. The proposed new mixed-use projects will be developed in Los Angeles County.

Continued on page 2

**1ST QUARTER
2004****1ST QUARTER – 2004: IGR ACTIVITY SUMMARY, CONT.**

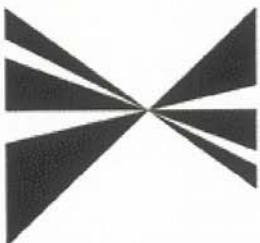
SEE PAGES 3, 4 AND 5
FOR A SUMMARY OF
PROJECTS AND PAGE 6
FOR A MAP OF
PROJECT LOCATIONS.

- **OFFICE:** Staff received documentation on one regionally significant office project. This project represents a development potential of approximately 750,000 square feet of floor area. **The Westside Medical Park** considers the development of a specialty medical complex with three office buildings and a 200-bed, specialty surgical hospital. The complex will total 750,000 square feet, and will be developed on approximately 12-acres. The proposed project is located at Bundy Drive and Olympic Boulevard in the City of Los Angeles.
- **RESIDENTIAL:** Staff received documentation on forty-three residential projects. These projects represent a development potential of 38,465 residential units. Eight residential projects of regional significance were received. The majority of the proposed new residential units will be developed in Los Angeles County. **The Resort Specific Plan-No. 335** considers the development of 1,750 dwelling units, commercial acreage, school site, open space and park acreage. The proposed Project will be developed on approximately 196-acres, located in the Eastvale area of unincorporated Riverside County. **The River Village Project** considers the development of 1,444 residential units along with up to 1.5 million square feet of non-residential mixed-use space. The project will also include an elementary school and recreational facilities. The approximately 291-acre project area is located Chiquita Canyon Road and Commerce Center Drive, Los Angeles County.

The Menifee Valley Town Center-No. 334 considers a Specific Plan and Zone Change for the development of 662 residential units along with open space and the reservation of land for a 12-acre public school site. The 160-acre project area is located north of Scott Road, south of Garboni Road, and west of Halebian Road Bradley Road in the Menifee/Sun City Area Plan of unincorporated Riverside County. **Residential Development-SP337** considers the development of 1,052 residential units. The project will also include acreage for an elementary school, open space and recreational facilities, commercial and institutional uses. The approximately 279-acre project area is located south of State Route 60 Freeway, north of 34th Street, west of the Santa Ana River and east of Rubidoux Boulevard in unincorporated Riverside County. **The Palm Springs Village** considers a number of General Plan Amendments for the development of 1,236 residential units along with an executive golf course and open space. The 309-acre project area is located at San Rafael Road and Indian Canyon Drive in the City of Palm Springs.

Residential Development-SP310 considers a Specific Plan for the development of 4,600 residential units along with proposed uses including, school facilities, commercial and recreation and associated mixed uses. The 1,735-acre project area is located south of Patton Avenue and north of Keller Road in the County of Riverside. **The Centennial Specific Plan** considers a Specific Plan for the maximum development of 23,000 residential units and up to 14 million total square feet of non-residential development including employment and retail serving areas. The proposed Project will be developed over a 20-year period. The Project area is located in the northwestern portion of Antelope Valley in Los Angeles County, approximately 32-miles north of the Santa Clarita Valley and 60-miles from the City of Los Angeles. **The Lancaster Capital, LLC** considers the development of 1,594 single-family residential units along with an elementary school and open space. The 483-acre project area is located at Avenue K and 60th Street in the City of Lancaster.

SOUTHERN CALIFORNIA

ASSOCIATION of
GOVERNMENTS**IGR WEB PAGE**

The IGR Section now has a web page. The IGR web page includes staff prepared publications describing items and projects received by the IGR Section, and other web sites that may be useful to persons seeking information about how to comply with CEQA and the CEQA Guidelines. For more information, please visit SCAG's IGR web page at www.scag.ca.gov/igr/.

SOUTHERN CALIFORNIA ASSOCIATION OF GOVERNMENTS

INTERGOVERNMENTAL REVIEW SECTION



PROJECT DEVELOPMENT SUMMARY

1ST QUARTER - JANUARY 2004

JANUARY											
Sub Region	Cnty	City	Project Name	Acres	Dev. Type	No. of Units	Non Res. Sq. Ft.	SCAG Number	Reg. Sig.*	Comments	
City of LA	LA	Los Angeles	1. Westside Medical Park	12	OFC	-	750,000	40007	Y	Medical office facility, specialty hospital.	
SGVCOG	LA	S. Pasadena	2. Residential Development		RES	4	-	40013	N	4 unit, mission style, condo building.	
SGVCOG	LA	S. Pasadena	3. Residential Development		RES	4	-	40014	N	Two story, 4 unit, condo building.	
SGVCOG	LA	S. Pasadena	4. Residential Development		RES	3	-	40015	N	3 unit condo building.	
SGVCOG	LA	S. Pasadena	5. Residential Development		RES	1	-	40016	N	Single family unit.	
SGVCOG	LA	S. Pasadena	6. Residential Development		RES	1	-	40017	N	Single family residential unit.	
IVAG	IMP	El Centro	7. Residential Development		RES	8	-	40019	N	Eight unit apartment building.	
SBCCOG	LA	Torrance	8. Lomita Blvd. Res. Development	20	RES	459	-	40029	N	Senior, single family, multi-family units	
WRCOG	RIV	Riverside Co.	9. The Resort - Specific Plan 335	131	RES	1,750	-	40006	Y	Master planned development.	
VCOG	VEN	Oxnard	10. Nesi Apparel Group Ind. Project		IND	-	127,551	40018	N	Industrial warehouse facility.	
VCOG	VEN	Simi Valley	11. Residential Development		RES	90	-	40026	N	90 townhouses in 30 buildings.	
WRCOG	RIV	Riverside Co.	12. Residential Development	132	RES	427	-	40043	N	Residential lot development.	

See Pages 6 and 7 for Project/Development Locations

Bold: Signifies Projects of Regional Significance

* Per CEQA Guidelines Section 15206

Docs #: 98784

SOUTHERN CALIFORNIA ASSOCIATION OF GOVERNMENTS

INTERGOVERNMENTAL REVIEW SECTION



PROJECT DEVELOPMENT SUMMARY

1ST QUARTER - FEBRUARY 2004

FEBRUARY

Sub Region	Cnty	City	Project Name	Acres	Dev. Type	No. of Units	Non Res. Sq. Ft.	SCAG Number	Reg. Sig.*	Comments
North LA	LA	LA County	13. The River Village Project	12	RES	1,444	-	40064	Y	Residential development - Newhall Land
North LA	LA	LA County	14. Tick Canyon Residential Dev.	502	RES	492	-	40069	N	Single family residential development.
SBCCOG	LA	Hawthorne	15. Zaharoni Commercial Development		COM	-	105,000	40072	N	Four story commercial building.
SGVCOG	LA	S. Pasadena	16. Residential Development		RES	1	-	40074	N	Single family residential development.
SGVCOG	LA	S. Pasadena	17. Residential Development		RES	4	-	40075	N	Four unit townhouse complexes.
SGVCOG	LA	S. Pasadena	18. Residential Development		RES	1	-	40076	N	Single family residential development.
OCCOG	OR	Anaheim	19. Deer Canyon Estates	32.3	RES	35	-	40080	N	Residential estates / development.
OCCOG	OR	Santa Ana	20. Santiago Street Lofts	4.48	RES	108	-	40085	N	Residential loft development.
CVAG	RIV	Palm Springs	21. FedEx Ground Distribution Facility	-	IND	-	31,921	40068	N	Warehouse / Distribution facility.
WRCOG	RIV	Riverside Co.	22. Residential Development - No. 334	160	RES	662	-	40079	Y	Residential development - unit mix.
VCOG	VEN	Ventura	23. Residential Development - EIR 2400		RES	9	-	40067	N	Two, two-story townhouse units - 3du/ea.
VCOG	VEN	Ventura	24. Residential Development - EIR 2397		RES	6	-	40086	N	Residential - 1 SF / 5 MF units.
VCOG	VEN	Ventura	25. Residential Development - EIR 2402	6.09	RES	28	-	40091	N	Single family residential development.
OCCOG	OR	La Habra	26. Costco La Habra Project	14.49	COM	-	149,705	40092	N	Commercial warehouse facility.
WRCOG	RIV	Riverside Co.	27. Residential Development - TTM 31397	149	RES	87	-	40095	N	Single family residential development.
SANBAG	SB	Chino Hills	28. Western Hills Project	192	RES	98	-	40097	N	Gated community - SFR development.
City of LA	LA	Los Angeles	29. West Angeles Plaza	1.15	COM	-	63,704	40099	N	Neighborhood commercial center.
SANBAG	SB	Rancho Cuca	30. Henderson Creek Res. Development	100	RES	123	-	40101	N	Residential lot, subdivision, development.

See Page 4 for Project/Development Locations

Bold: Signifies Projects of Regional Significance

* Per CEQA Guidelines Section 15206

Docs #: 98784

SOUTHERN CALIFORNIA ASSOCIATION OF GOVERNMENTS

INTERGOVERNMENTAL REVIEW SECTION



PROJECT DEVELOPMENT SUMMARY

1ST QUARTER - MARCH 2004

MARCH

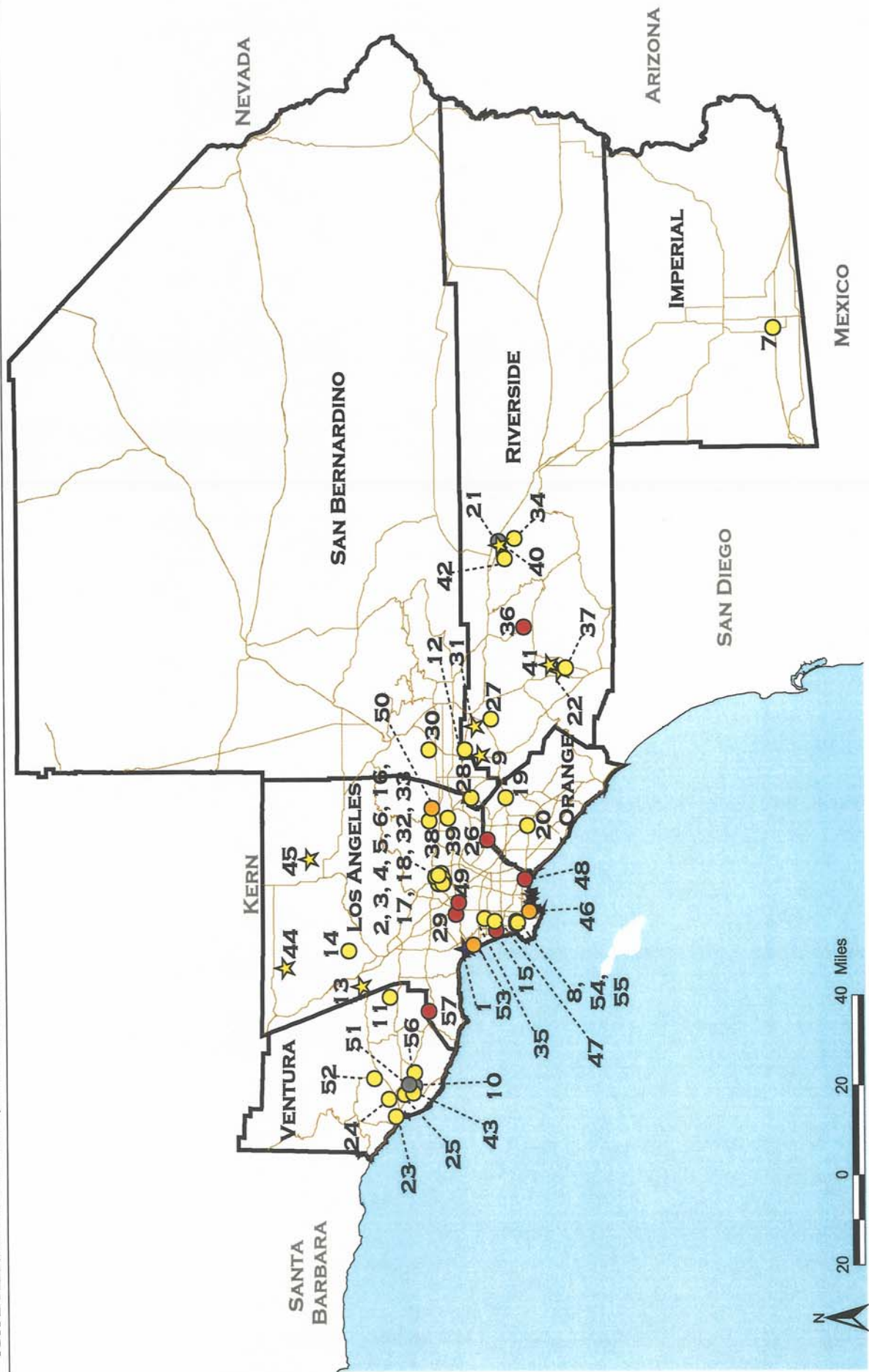
Sub Region	Cnty	City	Project Name	Acres	Dev. Type	No. of Units	Non Res. Sq. Ft.	SCAG Number	Reg. Sig.*	Comments
WRCOG	RIV	Riverside Co.	31. Residential Development - No. 337	279	RES	1,052	-	40111	Y	Single family residential development.
SGVCOG	LA	S. Pasadena	32. Residential Development - SF		RES	1	-	40112	N	Single family residential development.
SGVCOG	LA	S. Pasadena	33. Condominium Development		RES	3	-	40113	N	Condominium development.
CVAG	RIV	Palm Springs	34. South Ridge Grove	13	RES	62	-	40128	N	Residential planned development.
SBCCOG	LA	Hawthorne	35. Residential Development		RES	6	-	40135	N	Planned unit development. SF homes.
WRCOG	RIV	San Jacinto	36. San Jacinto Retail Center	27	COM	-	260,420	40137	N	Retail shopping center.
WRCOG	RIV	Riverside Co.	37. Residential Development - CZ/TTM	163	RES	430	-	40138	N	Single family residential development.
SGVCOG	LA	Glendora	38. Residential Development - SF	0.6	RES	1	-	40139	N	Residential development.
SGVCOG	LA	Glendora	39. Residential Development - SF	8.3	RES	1	-	40140	N	Residential development.
CVAG	RIV	Palm Springs	40. Palm Springs Village	309	RES	1,236	-	40141	Y	Residential development - unit mix.
WRCOG	RIV	Riverside Co.	41. Residential Development - No. 310	1,995	RES	4,600	-	40145	Y	Single family residential development.
CVAG	RIV	Palm Springs	42. Biltmore Residential Project		RES	152	-	40146	N	Residential development - unit mix.
VCOG	VEN	Oxnard	43. Residential Development	2.18	RES	26	-	40148	N	Single family residential development.
North LA	LA	LA County	44. Centennial Specific Plan		RES	23,000	14 mil.	40150	Y	Residential planned development.
North LA	LA	Lancaster	45. Lancaster Capital, LLC	483	RES	1,594	-	40151	Y	Single family residential development.
City of LA	LA	Los Angeles	46. Centre Street Lofts		MXU	112	22,000	40153	N	Mixed-use development, res./com.
SBCCOG	LA	Hawthorne	47. Condominium Development		RES	6	-	40158	N	Condominium development.
GWCCOG	LA	Long Beach	48. Long Beach Home Depot		COM	-	192,000	40159	N	Retail shopping center.
City of LA	LA	Los Angeles	49. LA Fashion Center Project	2.4	COM		309,000	40161	N	216 commercial condominiums.
SGVCOG	LA	Glendora	50. Vermont Ave. Mixed Use Develop.	1.1	MXU	25	15,000	40169	N	Mixed-use development, res./com.
VCOG	VEN	Oxnard	51. Industrial Development	7.43	IND	-	81,151	40173	N	Industrial storage facility.
VCOG	VEN	Santa Paula	52. Heritage Park Villas	2	RES	36	-	40174	N	Condominium development.
City of LA	LA	Los Angeles	53. Sunset Avenue Project (Venice)		MXU	225	13,500	40184	N	Mixed-use development, res./com.
SBCCOG	LA	Lomita	54. Six Unit Residential Development		RES	6	-	40186	N	Single family residential development.
SBCCOG	LA	Lomita	55. Condominium Development		RES	16	-	40187	N	Condominium development.
VCOG	VEN	Oxnard	56. Residential Development - MF	15.31	RES	340	-	40188	N	Multi-family residential development.
LVMCOG	LA	Agoura Hills	57. Auto Detail Facility and Offices		COM	-	10,333	40195	N	Commercial development.

See Page 4 for Project/Development Locations

Bold: Signifies Projects of Regional Significance

* Per CEQA Guidelines Section 15206

Docs #: 98784



PROJECT DEVELOPMENT LOCATIONS - 1ST QUARTER 2004

- COMMERCIAL
- INDUSTRIAL
- MIXED-USE
- OFFICE
- RESIDENTIAL
- REGIONALLY SIGNIFICANT (COLOR DENOTES DEVELOPMENT TYPE)



1ST QUARTER
2004**IGR YEAR 2003 ACTIVITY SUMMARY**

QUARTERLY ACTIVITY	1ST QTR	2ND QTR	3RD QTR	4TH QTR
TOTAL DOCUMENTS RECEIVED	197			
REGIONALLY SIGNIFICANT PROJECTS REVIEWED	31			

DOCUMENT TYPE	ALL DOCUMENTS	REG. SIG. DOCUMENTS
NOP	46	14
DRAFT EIR/EIS	37	15
IS / EA	10	2
ND / MND	65	0
PERMIT	25	0
GRANTS	14	0
TOTALS	197	31

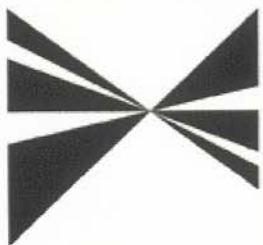
DEVELOPMENT TYPE	ALL PROJECTS	REG. SIG. PROJECTS
COMMERCIAL	28	0
GENERAL PLAN	19	11
INDUSTRIAL	5	1
MIXED-USE	5	2
OFFICE	1	1
PUBLIC FACILITIES	88	1
RESIDENTIAL	54	10
TRANSPORTATION	10	5
TOTALS	197	31

PROJECTS BY COUNTY	ALL PROJECTS	REG. SIG. PROJECTS
IMPERIAL	8	1
LOS ANGELES	86	11
ORANGE	30	7
RIVERSIDE	38	7
SAN BERNARDINO	13	3
VENTURA	21	0
OTHER / OUTSIDE SCAG	5	2
TOTALS	197	31

INTERGOVERNMENTAL REVIEW

SCAG's Intergovernmental Review (IGR) Section is part of the Environmental Division, within Department of Planning and Policy. The IGR Section is responsible for performing consistency review of regionally significant local plans, projects and programs with regional plans as outlined in SCAG's *Intergovernmental Review Procedures Handbook*. Projects are reviewed for consistency with the Regional Comprehensive Plan and Guide (RCPG) and the Regional Transportation Plan (RTP). A determination is made of the appropriate RCPG and RTP core and ancillary policies that apply to the specific project being reviewed. Project documents are reviewed and an assessment is made on whether the project is consistent with or supports those specific policies.

SOUTHERN CALIFORNIA

ASSOCIATION of
GOVERNMENTS

**1ST QUARTER
2004**

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IGR YEAR 2003 ACTIVITY SUMMARY

The Intergovernmental Review Year 2003 Activity Report is currently being prepared. The Report is a summary on project activity and development potential in the region based on documentation received by the SCAG's Intergovernmental Review Section. An Executive Summary of the Report will be completed in Spring 2004. The following are some of the highlights of activity for the Year 2003.

Documentation was received on a total of 162 projects related to proposed commercial, industrial, mixed-use, office and residential development activity. The development activity is summarized as follows:

- **COMMERCIAL:** There is a development potential of approximately **5.2 million square feet of commercial space**. The majority of the proposed new commercial development will occur in Los Angeles County.
- **INDUSTRIAL:** Approximately **22.2 million square feet of industrial space** is proposed for development. The majority of the new industrial development will occur in San Bernardino County.
- **MIXED-USED:** There is a development potential of approximately **5,900 residential units** along with approximately **7.7 million square feet of a mix of commercial, industrial and office space**. The majority of the new mixed-use development will occur in Los Angeles County.
- **OFFICE:** Approximately **640,000 square feet of office space** is proposed for development. The majority of new office development will occur in Los Angeles County.
- **RESIDENTIAL:** There is a development potential of approximately **40,400 residential units**. The majority of the new residential units will be developed in Orange County.